

**MINUTES OF THE REGULAR MEETING
OF THE BOARD OF DIRECTORS OF
GRANT WATER & SANITATION DISTRICT**

August 21, 2019 at 9:00 a.m.

The regular meeting of the Board of Directors of the Grant Water & Sanitation District was held on Wednesday, August 21, 2019, at the hour of 9:00 a.m., at the Raccoon Creek Golf Course, 7301 West Bowles Avenue, Littleton, Colorado. Directors present were Mike Mulholland, Darren Bradshaw, Bruce Guard and Sam Garza. Also attending were Jerry May, Chuck Reid, Judy Simonson, Nicki Simonson, and Jennifer Bailey. Mr. Mulholland presided.

1. Disclosure of Conflicts of Interest. There were no changes to the Board member disclosures.

2. Open Forum. Mr. Chuck Reid, District Manager for Bowles Metro District was in attendance to present the proposed landscaping plan for Blue Heron Park. They are proposing the planting of six 12-foot fir trees in Blue Heron Park south of the existing District easement. This plan will allow continued access through the District's temporary easement. Bowles Metro District intends to plant the trees in September. The District's Board members were invited to go out to Blue Heron Park and look at where the stakes are marking where the trees will be planted. Additionally, Mr. Reid discussed the railing on a foot bridge that had to be removed to grant access to the easement. A resident has requested that the railing be replaced. Mr. Reid will get more specifics and get the logistic issues worked out but proposed that the cost of the replacement railing be shared between Bowles and the District. Mr. Reid also discussed the planning of another annual meeting between the Districts. The Board agreed to discuss the logistics of such a meeting and get back with Mr. Reid. Mr. Reid then left the meeting.

3. **Minutes.** The minutes of the regular meeting held on July 17, 2019 were approved on motion of Mr. Garza seconded by Mr. Bradshaw.

4. **Engineering Report.** Mr. May reported as follows:

- **2019 Capital Improvements Status.** On July 23, Martin/Martin went out to inspect the newly constructed manholes and discovered asphalt in one that was preventing water from flowing through it and significant dirt in the other. This happens when asphalt work is done with the manhole lids off. DRC was hired to clean out the manholes. The Board has paid the DRC bill of \$4,560.00. The Board completed the Right-of-Way Use permit with Jefferson County and the County went out and re-inspected the manholes. The County determined that the manhole frames were not correct and will need to be repaired. Martin/Martin has solicited bids to make the repairs required by the County from two companies. Winchester Company, who repaired the homeowner's damage related to this same project has been asked to provide a bid as well as another pavement company recommended by DRC. The homeowner was extremely pleased with the repairs made by Winchester. ECS is upset about the street sweeping charges, the asphalt and dirt clean-up charges and the holdback from the final bill for the 2-year asphalt paving warranty. The owner has denied responsibility and has threatened to sue the District and Martin/Martin. He made threats that necessitated the involvement of the Jefferson County Sheriff's Department. Legal counsel will inform ECS in writing of these additional charges to repair the manhole frames once a repair quote is received. DRC ran their trucks over the asphalt patch to test the integrity of the patch, and they withstood that, so Martin/Martin is hopeful that, after the required repairs are made, the patches will hold up to normal traffic.

- **Platte Canyon Removal/Replacement Project.** This project is supposed to start today and is expected to run smoothly. T. Lowell is the general contractor and the other contractors are all companies Martin/Martin has worked with. Martin/Martin will provide limited

construction observation.

- **Sanitary Sewer Accelerated Cleaning.** DRC completed the accelerated cleaning at Bowles Crossing and Bowles Village. This was done because of the results of some dye testing that was done and what was found downstream from Red Lobster.

- **Underdrain Remediation and Maintenance.** DRC has not made much progress on this project this month. They have nearly completed the calcium removal in the Crossing neighborhood. They were pulled away from this project to work on other projects for the District, but now they should be focused back on the calcium removal.

- **Lift Stations.** There have been some problems with the pumps getting clogged with trash and rags, so Martin/Martin requested a quote to have trash baskets installed to prevent the rags from reaching the pumps. They received a \$13,846.80 quote from Ramey to purchase and install the baskets, which is a fair price and good insurance for the future to avoid future clogs. Additionally, the Concordia manager and the property manager for Chanson notified their tenants of this problem and have asked them not to flush rags. The Board approved the motion to accept the bid from Ramey Environmental for the purchase and installation of trash baskets upon motion of Mr. Bradshaw and seconded by Mr. Guard. A homeowner that lives next to the NE Lift Station asked Ramey to do weed-whacking in that area, to which Ramey responded that they were not authorized to do that. Nicki Simonson will follow up and ask Ramey to do that.

- **Bowles Crossing Re-Development.** Alliance has not provided the required Level B utility location mapping. Level B locates require ground penetrating radar. Martin/Martin does not yet have the engineering drawings. If Alliance has to do directional drilling for the sanitary main to avoid the trees, the slope of the main may have to be increased to

1% depending on the type of pipe used. However, the Board supports the removal of the trees. Ms. Simonson will send a message to Vestar directing them to remove the trees and notifying them that if no action is taken in ten days, the District will take them out and charge the cost to them. Alliance previously surveyed and staked the area which confirmed that the trees are in our easement. Martin/Martin will complete its own survey before Ms. Simonson communicates with Vestar.

- **Jimmy Johns, First Watch and Garbanzo's at Bowles Crossing.**

Martin/Martin and the District Manager had not received the revised plans for any of these new businesses. Justin Meeks received two of these revised plans on Monday of this week. Garbanzo's plans have still not been submitted. Both of the revised plans addressed his comments, although he was skeptical on one of them because it was not clear that the plans were approved by the County. Mr. Meeks is going to speak with Jefferson County to check on whether the plans were approved. The District always looks at the plumbing plans to review the plan for the grease interceptor. Vestar failed to notify its tenants that the District needs to see the plumbing plans, which has created some of the challenge in working with new tenants. Martin/Martin will follow up with all three of these tenants.

- **Red Lobster.** Red Lobster responded once they were threatened with shutting their water off. They complained about the fact that all their storm drains flow to the dumpster drain. They are looking to see if they need to re-grade that area to make sure it flows away from the dumpster area. Mr. May raised the question of how the District can confirm that what is in the plans is what in fact is installed. Mr. Meeks will check with Jefferson County to see if they have a final sign-off as-built plan so that the District could rely on that sign-off that the installed plumbing is what is in the plans. If Jefferson County does not have such a sign-off,

Martin/Martin will do a dye test for Red Lobster.

- **Odor Issues.** Martin/Martin has not heard anything more about the odor issue at Plaza on the Green. They will update the Board if they hear more about this issue. This issue will be removed from engineer's report.

- **Utility Locates.** The District is officially a Tier 1 member. The cost of utility locates should go down a little bit as the District's boundaries have been refined using information from the District's GIS database. UNCC now sends draft invoices so that the District can start planning for these future costs, but nothing will actually start being charged until 2021. The last month's draft bill was \$60 for 21 locates. C&L gets the requests and does the District's locates.

- **Other Business.** Discussing projects to be budgeted for next year, the Crossings project got postponed due to the Platte Canyon project. It would be helpful to have the plans drawn up so that the District can get into bidding process early. There may be some funds from this year's budget to pay for completing the drawings this year.

5. Financial Report. Mr. Mulholland presented the financial report.

A. Disbursements. Simonson and Associates provided a revised check register to what was in the packets. Payments were added for Winchester Company, for the homeowner's concrete repair work, Ramey Environmental for emergencies at the lift stations and SGS for underdrain sampling testing and analysis. The 2019 August disbursements were approved on motion of Mr. Bradshaw, seconded by Mr. Garza.

B. Financial Statements. The "developer receivable" listed on page one of the balance sheet is what Vestar owes the District. There is \$16,000 from Alliance's deposit listed as "deposits payable." The unaudited financial statements for the period ending July 31,

2019 were approved on motion of Mr. Garza, seconded by Mr. Bradshaw.

C. Investment Report. There are a couple of calls this month, FHLB at 3.0% and the FHLB at 2.15%. Colotrust is now down to 2.38%. If one of these bonds are called, the rate will likely be worse than Colotrust. The District is at 38% of funds held at Colotrust. An additional investment could put the percentage over 50%, which the Board will want to discuss. The new Vestar/Alliance apartments tap fees are budgeted at \$292,000.00 including inspections.

6. Other Business. The Board discussed whether it would be more useful/beneficial to have a District representative at the Bowles Metro District monthly meetings to answer questions rather than schedule an annual dinner. The Board determined that it would, and Nicki Simonson agreed to attend those meetings as a liaison.

The Board received materials from the Denver Water Lead Reduction Plan program. The District is one of the 29 total service districts. Denver Water will submit its official variance request in August.

Simonson and Associates will not be available in person for the September District meeting due to their attendance at the SDA annual meeting. They will try to be available via telephone during the meeting.

The Board was asked to consider names of replacements for Mr. Mulholland, whose term expires in May 2020.

7. Adjournment. The meeting was adjourned by Mr. Mulholland.

Respectfully submitted,

Judith C. Simonson, Secretary